



115 Huxland Road NE
Calgary, Alberta

MLS # A2321010



\$637,500

Division:	Huxley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: NA

****Brand New House in Huxley**** Welcome to this well-maintained and thoughtfully designed 2 Storey home in the highly desirable community of Huxley. Offering a functional layout, spacious living areas, and excellent future potential, this property is ideal for families, first-time buyers, and investors alike. The 9 feet main floor Ceiling is designed for comfortable everyday living and effortless entertaining, featuring a bright and inviting living room, a dedicated dining area, and a well-appointed kitchen complete with ample cabinetry and a convenient pantry. A welcoming front foyer and a 2-piece powder, Door to the backyard through mud room complete the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary Bedroom with ensuite with a walk-in closet. The upper level also features two more bedrooms, a full 4-piece bathroom, convenient laundry area, and a versatile family room that can easily function as a home office, media room, or children's play space. The undeveloped basement with 9-foot Ceiling presents an excellent opportunity for future customization and added value, featuring a separate SIDE Entrance, and two large windows that provide abundant natural light. Whether you're considering additional living space, a recreation area, the basement offers exceptional flexibility. Situated on a quiet street in the established community of Huxley, this home is conveniently located near parks, playgrounds, shopping centers, and major commuter routes, providing easy access to all amenities and services. ***DON'T MISS THIS OPPORTUNITY! * Schedule a showing today!!!**